



Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

Hearing Date/Agenda Number:
P.C. 11/18/02 Item: 2.b

File Number:
GP02-02-02

Council District and SNI Area:
2 – N/A

Major Thoroughfares Map Number:
142

Assessor's Parcel Number(s):
698-01-001; -002; -003; -004; -005; -006;
-016; -017; -018; -019; -020; -021; -022;
-023; -027; -028; -029; -030; -031; -032

Project Manager: Lesley Xavier

GENERAL PLAN REPORT

2002 Fall Hearing

PROJECT DESCRIPTION:

General Plan amendment request to change the Land Use/Transportation Diagram designation from Low Density Residential (5 DU/AC) to Very Low Density Residential (2 DU/AC).

LOCATION:

South side of Mindy Way between Snell Avenue and Galen Drive
and both sides of Rocking Horse Court

ACREAGE: 13.7

APPLICANT/OWNER:

Staff/Various

GENERAL PLAN LAND USE / TRANSPORTATION DIAGRAM DESIGNATION:

Existing Designation: Low Density Residential (5 DU/AC)

Proposed Designation: Very Low Density Residential (2 DU/AC)

EXISTING ZONING DISTRICT(S): R-1-2 (Single Family Residence District)

SURROUNDING LAND USES AND GENERAL PLAN DESIGNATION(S):

North: Single-Family Residential – Medium Low Density Residential (8 DU/AC)

South: Coyote Alamos Canal – Public Park/Open Space

East: Single-Family Residential – Low Density Residential (5 DU/AC)

West: Coyote-Alamos Canal – Public Park/Open Space

ENVIRONMENTAL REVIEW STATUS:

Reuse of the San Jose 2002 General Plan Final EIR certified by the City Council on August, 16 1994

PLANNING STAFF RECOMMENDATION:

Very Low Density Residential (2 DU/AC)

Approved by:

Date:

PLANNING COMMISSION RECOMMENDATION:

CITY COUNCIL ACTION:

CITY DEPARTMENT AND PUBLIC AGENCY COMMENTS RECEIVED:

- Department of Transportation – The proposed amendment is projected to have an insignificant impact in the long term.

GENERAL CORRESPONDENCE:

- None received.

ANALYSIS AND RECOMMENDATIONS:

PROJECT DESCRIPTION

This is a staff initiated General Plan amendment to change the *San Jose 2020 General Plan* Land Use/Transportation Diagram designation from Low Density Residential (5 DU/AC) to Very Low Density Residential (2 DU/AC) for a site located at the south side of Mindy Way between Snell Avenue and Galen Drive and both sides of Rocking Horse Court. The purposes of this proposed amendment are to reflect the existing single-family residential uses and density on the site, and discourage demolitions and further subdivisions.

The existing land use designation of Low Density Residential (5 DU/AC) designation is typified by 8,000 square foot lots. The proposed Very Low Density Residential (2 DU/AC) land use designation is typified by half-acre residential lots. The subject site at its current land use designation would allow up to approximately 58 dwelling units, if existing homes are demolished and the area is redeveloped. Currently, there are 18 single-family homes on the site.

BACKGROUND

Site and Surrounding Uses

The amendment site is currently developed entirely with single-family homes. A majority of the homes back up to a steep hill and the Coyote-Alamitos Canal. Uses surrounding the site are also single-family homes. The General Plan land use designations surrounding the site generally reflect the existing land uses and include, Medium Low Density Residential (8 DU/AC) to the north, Low Density Residential (5 DU/AC) to the east, Public Park/Open Space to the south, and Low Density Residential (5 DU/AC) and Medium Low Density Residential (8 DU/AC) to the west.



Looking at the end of Rocking Horse Court, which is a portion of the eastern border of the site.

ANALYSIS

Land Use Compatibility

The proposed change to the Land Use/Transportation Diagram from Low Density Residential (5 DU/AC) to Very Low Density Residential (2 DU/AC) is compatible with the surrounding land uses, described above. The intent of this amendment is to reflect the existing uses on the site, which are the single-family homes on half-acre lots. This typifies the Very Low Density Residential (2 DU/AC) land use designation.



The northern border of the site is left along Mindy Way.



The Coyote-Alamitos Canal runs along the southern border of the site.

Environmental Issues

The proposed change in the General Plan land use designation on the subject site was analyzed in an initial study that resulted in the reuse of the San Jose 2020 General Plan Environmental Impact Report (EIR). The initial study determined that a reduction in residential density for the site would not create any significant impacts that were not already analyzed in the San Jose 2020 General Plan EIR.

PUBLIC OUTREACH

The property owners within the amendment site boundaries and/or property owners within a 1000-foot radius of the amendment site were sent a newsletter regarding two General Plan community meetings that were held on October 8th and 10th, 2002. They also received a public hearing notice regarding the public hearings to be held on the subject amendment before the Planning Commission in October and City Council in December. In addition, the community can be kept informed about the status of amendments on the Department's web-site, which contains information on the General Plan process, each proposed amendment, staff reports, and hearing schedule. No comments were received on this specific amendment at any of the community meetings.

RECOMMENDATION

Planning staff recommends Very Low Density Residential (2 DU/AC).

Attachments

PBCE002/GP_Team/2002Annual Review/Staff Reports/Summer Review/GP02-02-02.doc